

Pam Campbell
5916 Gleneagle Ave SW
Port Orchard, WA 98367

RECEIVED

FEB 10 2020

CITY OF PORT ORCHARD
CITY CLERKS OFFICE

February 4, 2020

Mayor Rob Putaansuu
City Hall of Port Orchard
216 Prospect Street
Port Orchard, WA 98366

Dear Mayor Putaansuu:

I am writing to you to express my concern about the Parcel A Preliminary Plat submitted by Amherst Holdings. This proposed change to the original design of McCormick Woods would fundamentally change the aesthetics and overall environment of our community. The entrance to McCormick Woods from Old Clifton Road with its tall trees and woods on both sides of the street, is the introduction to the community that impresses visitors and residents alike.

Specifically, my concerns are:

1. Inadequate set-backs and buffer zones proposed along Old Clifton Road and McCormick Woods Drive.
2. The destruction of wildlife habitat.
3. The small size of residential lots resulting in a density that prevents adequate landscape screening and privacy for new residents.
4. Potential waste water management problems created by the replacement of natural soils with impervious paving for streets and sidewalks.
5. Increased noise pollution caused by the increased traffic and elimination of the natural vegetation screening.

I respectfully request that the City Council pursue a modification to the Parcel A Preliminary Plat to address the concerns I have identified.

Sincerely,

Pam Campbell

CC: Shawn Cucciardi
Beck Ashby
Scott Diener
John Clauson ✓
Cindy Lucarelli
Fred Chang
Jay Rosapepe

I Love the trees. please don't
take the beautiful trees down.
Love Kinsy, 1st grade - 1st grade -

RECEIVED
PERMIT CENTER

FEB 10 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT



I love the entrance to
McCormick Woods.

Thank you for all
your hard work.

From: [Stephanie Andrews](#)
To: peter.kreidler@wavecable.com
Cc: [Permit Center](#)
Subject: RE: McCormick Woods
Date: Monday, February 10, 2020 11:20:33 AM

Hello,

We have received your comments and entered them into the record for this project. Although received after the close of the comment period on the Notice of Application, your comments will be logged as general comments that will still be included as part of the record that goes to the Hearing Examiner.

Additional project documents can be viewed at <https://www.cityofportorchard.us/pending-land-use-actions/>

Regards,

Stephanie Andrews

Stephanie Andrews
Associate Planner
Department of Community Development
City of Port Orchard
(360) 874-5533

-----Original Message-----

From: PETER KREIDLER <peter.kreidler@wavecable.com>

Sent: Monday, February 10, 2020 10:16 AM

To: Planning Mailbox <Planning@cityofportorchard.us>

Subject: McCormick Woods

Dear Sir:

I am responding to the proposed development at McCormick Woods. Specifically, the entrance off of the Old Clifton Road, in which 20 acres has been designated for 58 home sites. This was not originally part of the plan for development. The area in question is beautiful and should remain so, as other developments recently built or under construction have a common plan -- clear cut the trees and put in as many homes as possible. I understand the developers say they will leave some big trees, but will they approximate the beauty of the old McCormick and will the lot sizes be big enough to provide privacy?

I remember Gene Hooker' plan for McCormick was to have something truly outstanding for our area and now we see developers, whose seemingly, sole motive is profit, stacking homes in on each other in a way that destroys the ambience of the area. At the time McCormick Ridge was built I recall the up cry from the community as to why were all the trees being taken, and the reply "...because we can". I've lived and worked all my life in this area and all I really want is to retain our quality of life. Hopefully DCD can help mitigate against that which does not serve the public interest.

Peter Kreidler
6977 Wentworth Ave SW
Port Orchard, Wash
98367 (360-871-2932)

RECEIVED
PERMIT CENTER

FEB 10 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

To: Port Orchard Planning Office
21 Prospect Ave Port Orchard, WA
Attn: Planning Clerk

My name is Eric Taam. I live in Strathmore within the McCormick Woods community. I'm writing this letter in regards to the proposal for Plat A, APN# 04231-3-010-2006. The current plan to create a dense 58 home neighborhood in the 19.98 Acre area at the entrance of The McCormick Woods is contrary to the stipulations dictated in the community covenant, conditions and restriction (CC&Rs).

During the meeting on January 29th, 2020 between the Declarant and the Homeowners Association and home owners, which also included the Mayor (Rob Patansuu) and city council members: Shawn Cucciardi & Jay Rosapepe, it was stated that since the New Plat was not a part of the original plan, Plat A doesn't fall under the CC&Rs of McCormick Woods. The legal documents of McCormick Woods Association provides no stipulation regarding this statement.

The CC&Rs define a common area as *"...all real property that is owned by the Association, or that is owned by the Declarant for future ownership by the Association on a final plat or other recorded document creating a Phase, including certain open space areas and improvements thereof."* Under this definition, Plat A would be considered land that is owned by the Declarant for future ownership of the Association, therefore it falls under the authority of the governing CC&Rs of McCormick Woods Homeowners Association.

New neighborhoods in McCormick Woods per the CC&Rs specify that an Initial Construction Control Committee (ICCC) will be created, consisting in two representatives by the Declarant. ICCC approval is required for all New construction and *"The standards and rules of new divisions and neighborhoods must be consistent with the adopted CC&Rs and Architectural Control Regulations."* It also specifies that the Declarant usually consults with the Board of Directors of the Association prior to making any changes to the CC&Rs if it deviates from the existing CC&Rs.

Regarding the Current CC&Rs amended in Dec of 2016, in section 6.2 paragraph (f), discussing the approval of building or clearing, it stipulates that, *"In order to obtain, approval pursuant of this section shall submit to the appropriate Committee written plans and specifications...the appropriate Committee will have the authority to approve, reject or approve with conditions any application based upon the Committee's determination as to whether or not the proposed **work is in harmony of external design and location in relation to surrounding structures, vegetation, properties and topography and is in compliance with governing documents.**"* This section does not dictate that this is only for the Design Review Committee, but dictates that it is for the "appropriate" Committee, thus it also provides the authority to the ICCC.

During the Jan 28th, meeting with the Homeowners association, it was clear that the current planned development did not leave enough green belt treed area around the development to ensure the harmony of the surrounding vegetation and visible wooded perspective was sufficient. With the expectation that a percentage of the remaining trees will fall in storms due to disrupted roots, the uncertainty of construction with the intent of the builder to be able to modify the plan and with future outlook (though speculative) the widening of Old Clifton Rd for increased population and High School, the Association did not approve of the existing plan. A majority of the people we not apposed to development of Plat A, however requested that the surrounding area around the development seen from Old Clifton Rd and McCormick Woods Drive have a larger treed area (at least 200ft) vice the 50ft

allotted. Doing so, would reduce the current dense 58 home plan, reducing the overall revenue generated for McCormick LLC. In the meeting, the representative admitted that the reason for this proposal was for revenue. There was no discussion about improving our community or development. The McCormick Woods CC&Rs are crated to maintain a community and speak for the community regardless of the millions of dollars earned by McCormick LLC. Those millions are at the expense of our community. Providing a larger treed area was the perspective of the association thus should be provided the ability to approve with conditions the new development as dictated by the governing documents of the neighborhood.

Eric Taam
4745 Strathmore cir SW
Port Orchard, WA 98367

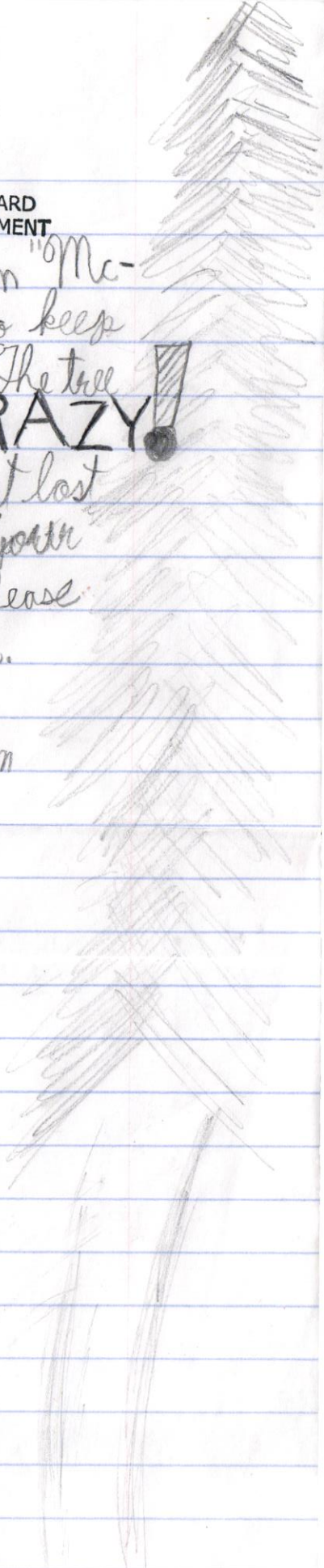
RECEIVED
PERMIT CENTER

FEB 10 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

You better take off "Woods" from "McCormick Woods". If you want to keep the name you better keep more trees. The tree population has gone down like **CRAZY!** Plus think of all of the animals that lost their homes. If someone destroyed your home, how would you feel? So please keep the trees at the front entrance.

by Kadin Jaam
age 11



RECEIVED
PERMIT CENTER

FEB 10 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

Dear Planning Clerk

Micomick Woods has been my home for a very long time, one of the reasons I love Micomick Woods is because of the beautiful amazing trees. If you take down the trees and put houses in, you might as well take the Woods out of Micomick Woods.

I am fine with you building more houses, but PLEASE don't take out all of the beautiful trees. Ok you wouldn't just be taking out the trees, you would be taking out all of the wildlife. The deer, birds nests, and birds, do you really want to take away the homes of all of the animals to just get more money.

Money, Money that is all you want. Thoses tress are so lovely, Why would you want to take them down?

Would you want someone to come into your neighborhood and take out your favorite thing? Have you ever stopped to look at the trees, if you did you would feel how I do.

Kayla Taam
age 13

COMMUNITY DEVELOPMENT
CITY OF PORT ORCHARD

FEB 10 2020

BRANT CENTER
RECEIVED

RECEIVED

FEB 10 2020

February 3, 2020

City of Port Orchard DCD
216 Prospect Street
Port Orchard, WA 98366

CITY OF PORT ORCHARD
CITY CLERKS OFFICE

RE: McCormick Woods Parcel A Preliminary Plat File LU19-PLAT PRELIM-02 Assessor parcel number: 042301-3-010-2006

Attn: Planning Clerk

Rob Putaansuu,

I am writing to express my deep concern about the development noted above. The entrance to McCormick Woods from Old Clifton Road, with its tall trees and woods on both sides of the street, is for the benefit of all South Kitsap residents as well as the McCormick Woods community. It impresses visitors and residents alike. This proposed change to the original design of McCormick Woods would fundamentally change the aesthetics and overall environment of our community for the worse. Specifically, my concerns are:

The elimination of mature trees and vegetation created by the inadequate set-backs and buffer zones proposed along Old Clifton Road and McCormick Woods Drive in Parcel A.

The destruction of 20 acres of wildlife habitat that is home to a wide array of animals and birds.

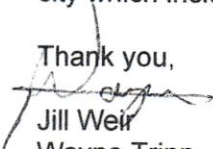
Uncontrolled storm water runoff and localized flooding due to the replacement of natural soils with impervious surfaces, i.e., streets, roofs, and sidewalks. • Elimination of the natural vegetation screening that reduces noise pollution in the already established neighborhoods in McCormick Woods.

Reduced property values for homes in and around McCormick Woods.

I respectfully request drastic modifications to the Parcel A Preliminary Plat to address these issues.

You have a fiduciary responsibility to maintain the environment for your community and the entire city which includes forest, wildlife, water management and roadways.

Thank you,


Jill Weir
Wayne Tripp

RECEIVED

FEB 10 2020

February 3, 2020

City of Port Orchard DCD
216 Prospect Street
Port Orchard, WA 98366

CITY OF PORT ORCHARD
CITY CLERKS OFFICE

RE: McCormick Woods Parcel A Preliminary Plat File LU19-PLAT PRELIM-02 Assessor parcel number: 042301-3-010-2006

Attn: Planning Clerk

Jay Rosapepe,

I am writing to express my deep concern about the development noted above. The entrance to McCormick Woods from Old Clifton Road, with its tall trees and woods on both sides of the street, is for the benefit of all South Kitsap residents as well as the McCormick Woods community. It impresses visitors and residents alike. This proposed change to the original design of McCormick Woods would fundamentally change the aesthetics and overall environment of our community for the worse. Specifically, my concerns are:

The elimination of mature trees and vegetation created by the inadequate set-backs and buffer zones proposed along Old Clifton Road and McCormick Woods Drive in Parcel A.

The destruction of 20 acres of wildlife habitat that is home to a wide array of animals and birds.

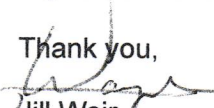
Uncontrolled storm water runoff and localized flooding due to the replacement of natural soils with impervious surfaces, i.e., streets, roofs, and sidewalks. • Elimination of the natural vegetation screening that reduces noise pollution in the already established neighborhoods in McCormick Woods.

Reduced property values for homes in and around McCormick Woods.

I respectfully request drastic modifications to the Parcel A Preliminary Plat to address these issues.

You have a fiduciary responsibility to maintain the environment for your community and the entire city which includes forest, wildlife, water management and roadways.

Thank you,


Jill Weir
Wayne Tripp

February 3, 2020

City of Port Orchard DCD
216 Prospect Street
Port Orchard, WA 98366

RECEIVED

FEB 10 2020

CITY OF PORT ORCHARD
CITY CLERKS OFFICE

RE: McCormick Woods Parcel A Preliminary Plat File LU19-PLAT PRELIM-02 Assessor parcel number: 042301-3-010-2006

Attn: Planning Clerk

Shawn Cucciardi,

I am writing to express my deep concern about the development noted above. The entrance to McCormick Woods from Old Clifton Road, with its tall trees and woods on both sides of the street, is for the benefit of all South Kitsap residents as well as the McCormick Woods community. It impresses visitors and residents alike. This proposed change to the original design of McCormick Woods would fundamentally change the aesthetics and overall environment of our community for the worse. Specifically, my concerns are:

The elimination of mature trees and vegetation created by the inadequate set-backs and buffer zones proposed along Old Clifton Road and McCormick Woods Drive in Parcel A.

The destruction of 20 acres of wildlife habitat that is home to a wide array of animals and birds.

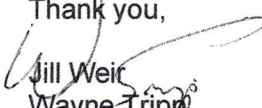
Uncontrolled storm water runoff and localized flooding due to the replacement of natural soils with impervious surfaces, i.e., streets, roofs, and sidewalks. • Elimination of the natural vegetation screening that reduces noise pollution in the already established neighborhoods in McCormick Woods.

Reduced property values for homes in and around McCormick Woods.

I respectfully request drastic modifications to the Parcel A Preliminary Plat to address these issues.

You have a fiduciary responsibility to maintain the environment for your community and the entire city which includes forest, wildlife, water management and roadways.

Thank you,


Jill Weir
Wayne Tripp